Draft to Clerk: Approved: Clerk:

MINUTES OF THE REGULAR MEETING BOARD OF ZONING APPEALS April 13, 2006 7:30 P.M. CITY COUNCIL CHAMBERS, 10[™] FLOOR CITY HALL

I. ROLL CALL

The meeting was called to order by Chairman Burgess at 7:30 p.m. Chairman Burgess read the BZA introduction. Roll call was taken.

Present:

B. Burgess G. Hilts G. Swix

F. Lain

B. McGrain

A. Frederick

M. Mayberry

J. Siebold

E. Horne

Staff:

Absent:

S. Stachowiak

A. A quorum of at least five members was present, allowing voting action to be taken at the meeting.

II APPROVAL OF AGENDA

A. Frederick moved, seconded by G. Hilts to approve the agenda with the addition of "Excused Absences" under new business. On a voice vote, the motion carried 6-0.

III. HEARINGS/ACTION

B. BZA-3871.06, SW Corner of N. Chestnut & Madison Streets

This is a variance request by the Greater Lansing Housing Coalition. The applicant is proposing to construct a single family home on the vacant parcel of land at the southwest corner of N. Chestnut and W. Madison Streets that would have a 15.75 foot front yard setback from Chestnut Street and a 16.4 foot front yard setback from Madison Street. Section 1250.07 of the Zoning Ordinance requires a minimum front yard setback of 20 feet. Variances of 4.25 feet and 3.6 feet to the front yard setback requirement are therefore, being requested. Staff recommended approval of the variance request for the setback along Madison Street on a finding that the variance would be consistent with the practical difficulty criteria of Section 1244.06 (c) and the impact criteria of Section 1244.06 (e), as detailed in the staff report for this application.

Bruce Alling, 729 N. Chestnut Street, stated that the property line of the subject property runs right through his driveway and therefore, if the house is only 4.6 feet from the property line, it will impact his ability to park in his driveway.

Janet Guinter, 708 N. Chestnut Street, stated that the old structure at this location was

badly deteriorated and she was involved in getting it razed. She said that she supports Greater Lansing Housing Coalition's purpose, but opposes any construction on the subject property. Ms. Guinter said that the lot is too small, there will not be enough parking or enough play area for it to be attractive to a family. She also said that GLHC often builds single story homes and the majority of the homes in the area at two stories in height. She is concerned that the building design will be out of character with the area.

Wendy Kline, Representing the applicant, Greater Lansing Housing Coalition, 1017 W. Lapeer,, spoke in support of the request. Ms. Kline stated that the new house will be two stories in height. She gave the property owner to the south her contact information. Ms. Kline stated that the staff recommendation was satisfactory.

Mr. Burgess asked if anyone else wished to address the Board. Seeing none, the Board moved into the Committee of the Whole.

Mr. Swix asked if there was an easement on the lot for the neighbor to the south's driveway.

Ms. Stachowiak stated that this would be a private matter between the two property owners.

Mr. Frederick stated that the staff report details the practical difficulty. He said that he is sensitive to the neighbor's concerns but the board cannot deny use of the subject property.

A. Frederick moved to approve BZA-3871.06, a variance of 3.6 feet to the front yard setback requirement to permit the construction of a new single family home on the vacant lot at the southwest corner of W. Madison and N. Chestnut Streets, on a finding that the variance would be consistent with the practical difficulty criteria of Section 1244.06 (c) and the impact criteria of Section 1244.06 (e), as detailed in the staff report for this application. Seconded by M. Mayberry.

VOTE	YEA	NAY
Swix		х
Lain	х	
McGrain	х	
Hilts	х	
Frederick	х	
Burgess	Х	

Motion carried, 5-1, BZA-3871.06, was approved.

VI. OLD BUSINESS

- B. Rules of Procedure No action
- B. BZA-3817.04, 1014 S. Pennsylvania Avenue No action

VII. PUBLIC COMMENT - None

VIII. APPROVAL OF MINUTES

A. Minutes of Regular Meeting held March 9, 2006

A. Frederick moved, seconded by G. Swix to approve the minutes of March 9, 2006, with the following correction:

Page 2, Paragraph 4, change "from" to "front.

On a voice vote, the motion carried unanimously, 6-0.

IX. <u>NEW BUSINESS</u>

A. Excused Absences

A. Frederick moved, seconded by G. Hilts to grant an excused absent to B. McGrain for the March 9, 2006 meeting. On a voice vote, the motion carried unanimously, 6-0.

B. McGrain moved, seconded by G. Hilts to grant an excused absent to E. Horne for the April 13, 2006 meeting. On a voice vote, the motion carried unanimously, 6-0.

X. ADJOURNMENT AT 8:23 p.m.

Respectfully submitted,
Susan Stachowiak, Zoning Administrator